

CITY OF SAN GABRIEL

PLANNING COMMISSION – REGULAR MEETING

MONDAY, DECEMBER 9, 2019 – 6:30 P.M.

City Hall Council Chamber
425 South Mission Drive
San Gabriel, California 91776

Norman F. Garden
Chair

Tom Klawiter
Vice-Chair

Jingbo Lou
Commissioner

Anagh Mamdapurkar
Commissioner

Jerry Schwartz
Commissioner



Arminé Chaparyan
Assistant City Manager /
Community Development
Director

Tracy Steinkruger
Planning Manager

Lloyd Pilchen
City Attorney

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PLANNING COMMISSION – REGULAR MEETING

AGENDA – DECEMBER 9, 2019

- **CALL TO ORDER**
- **PLEDGE OF ALLEGIANCE**
- **ROLL CALL – PLANNING COMMISSION**
- 1. **PUBLIC COMMENT**

This is the time set aside for members of the public to address the Planning Commission on items of interest that are not on the agenda, but are within the subject matter jurisdiction of the Planning Commission. Pursuant to the Brown Act, the Planning Commission cannot answer any questions or take any action until such time as the matter may appear as an item on a future agenda.

2. **APPROVAL OF MINUTES**

Minutes from the October 14, 2019 Planning Commission meeting.

3. **PUBLIC HEARING:**

**A. 215 SOUTH MISSION DRIVE
PLANNING CASE NO. CUP19-006 (CONDITIONAL USE PERMIT)
APPLICANT: OPTIONS FOR YOUTH**

Project Summary: The proposed project is a request for a Conditional Use Permit (CUP) to operate an educational facility (Options for Youth) at 215 South Mission Drive. The project site is zoned MDV (Mission District Village) within the Mission District Specific Plan (MDSP) area and has a General Plan Land Use Designation of Mission District Village Commercial. This project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301, Class 1 (Existing Facilities).

Staff Recommendation:

**CONTINUE TO THE SPECIAL MEETING OF THE PLANNING COMMISSION
ON DECEMBER 16, 2019.**

**B. 1726 SOUTH DEL MAR AVENUE, #A-B
PLANNING CASE NO. CUP19-008 (CONDITIONAL USE PERMIT)
APPLICANT: COFFEE HANH HOA**

Project Summary: The proposed project is a request for an amendment to an existing Conditional Use Permit (PL-11-008) to allow a total of 16 (eight previously approved) gaming machines to be used in conjunction with an existing café (Coffee Hanh Hoa) at 1726 South Del Mar Avenue, #A-B. The project site is zoned CC/T (Commercial Center) within the Valley Boulevard Specific Plan (VBSP) area and has a General Plan Land Use Designation of Commercial Specific Plan. This project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301, Class 1 (Existing Facilities).

Staff Recommendation:

CONTINUE THIS ITEM TO A FUTURE DATE UNCERTAIN. THE PROJECT WOULD BE RE-NOTICED.

**C. CITYWIDE
PLANNING CASE NO. ZTA19-003 (ZONE TEXT AMENDMENT)
APPLICANT: CITY OF SAN GABRIEL**

Project Summary: The proposed ZTA would amend Chapter 153 (Zoning Code) of the San Gabriel Municipal Code relating to the development of Accessory Dwelling Units (ADUs) in accordance with the State Law. This project is exempt from the California Environmental Quality Act (CEQA) under Section 15282(h) of the CEQA Guidelines.

Staff Recommendation:

CONTINUE TO THE SPECIAL MEETING OF THE PLANNING COMMISSION ON DECEMBER 16, 2019.

4. COMMENTS FROM THE PLANNING MANAGER

The Planning Manager may address the Commission and public on matters of general information and/or concern.

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

Each Commissioner may address the Commission and public on matters of general information and/or concern. This is also the time for Commissioners to report on conferences and/or meetings they have attended.

6. ADJOURN PLANNING COMMISSION MEETING

TO THE SPECIAL MEETING OF THE PLANNING COMMISSION ON MONDAY, DECEMBER 16, 2019 AT 6:30 PM AT CITY HALL, 425 SOUTH MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.

CITY OF SAN GABRIEL PLANNING COMMISSION
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING
October 14, 2019

- **CALL TO ORDER**

Vice-Chair Klawiter called the regular meeting of the Planning Commission meeting to order at 6:30 p.m. on Monday, October 14, 2019 in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California, 91776.

- **PLEDGE OF ALLEGIANCE**

Vice-Chair Klawiter led the Pledge of Allegiance.

- **ROLL CALL**

Present: Vice-Chair Klawiter, Commissioner Lou, Commissioner Mamdapurkar, and Commissioner Schwartz.

Excused: Chairman Garden.

Staff in attendance included City Attorney Vazquez, Planning Manager Steinkruger, Senior Planner Chang, Assistant Planner Alvarado, and Planning Commission Secretary Wong.

1. **PUBLIC COMMENT**

None.

2. **APPROVAL OF MINUTES**

Commissioner Lou moved to approve the minutes from the September 9, 2019 regular Planning Commission meeting. Commissioner Schwartz seconded the motion. Motion passed with a 4-0 vote.

3. **PUBLIC HEARING:**

- A. **101 – 111 WEST VALLEY BOULEVARD
PLANNING CASE NO. CUP19-010 (CONDITIONAL USE PERMIT)
APPLICANT: LANDWIN DMV LLC FOR JORDAN CURIO HOTEL**

Project Summary: The proposed project is a request for a Conditional Use Permit (CUP) to allow the sale of alcoholic beverages (beer, wine, and distilled spirits) and live entertainment; and a Finding of Public Convenience or Necessity at the Jordan Curio Hotel at 101-111 West Valley Boulevard. The project site is zoned Mixed-Use Transit Oriented Development (MU-T) within the Valley Boulevard Specific Plan (VBSP) area and has a General Plan Land Use Designation of Commercial Specific Plan. This project is categorically exempt

under California Environmental Quality Act (CEQA) Guidelines Section 15301, Class 1.

Staff Recommendation:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER CUP19-010 FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES (BEER, WINE, AND DISTILLED SPIRITS) AND LIVE ENTERTAINMENT; AND A FINDING OF PUBLIC CONVENIENCE OR NECESSITY AT THE JORDAN CURIO HOTEL AT 101-111 WEST VALLEY BOULEVARD, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Senior Planner Chang.

Carl Bolte, representative of applicant and business owner, 101-111 West Valley Boulevard, came forward, gave an overview of the project, and answered questions from the Commissioners.

Commissioner Mamdapurkar inquired about the general operating hours for live entertainment. Senior Planner Chang stated that the project condition for live entertainment operating hours is provided as Condition No. 8, which the hours should be consistent with the hotel's restaurants and banquet facilities.

Vice-Chair Klawiter inquired about the alcohol license if it will serve on-site or off-site. Senior Planner Chang stated that it is for both. Patrons can consume alcohol at the restaurant or bar and can also purchase alcohol at the hotel's gift shop and consume it in their rooms. The hotel will not provide liquor in the hotel rooms.

Commissioner Lou inquired about the type of alcohol license that the establishment is seeking. Senior Planner Chang explained that the applicant is applying for Type 20 to sell beer and wine at the gift shop; Types 47 and 68 for consumption of beer, wine, and distilled spirits at the bar, restaurants, and banquet facility.

Vice-Chair Klawiter opened the public hearing. There being no speaker, he closed the public hearing.

COMMISSIONERS' DISCUSSION

The Planning Commissioners discussed and conceptualized the proposed project. They agreed to approve this item.

Vice-Chair Klawiter moved to adopt a resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case CUP19-010 for a Conditional Use Permit to allow the sale of alcoholic beverages (beer, wine, and distilled spirits) and live entertainment; and a finding of public convenience or necessity at the Jordan Curio Hotel at 101-111 West Valley Boulevard, subject to

the recommended conditions of approval. Motion was seconded by Commissioner Lou. Motion passed with a 4-0 vote.

**B. 322 SOUTH ARROYO DRIVE
PLANNING CASE NO. TMAP18-023 (TENTATIVE TRACT MAP NO. 82294)
APPLICANT: ERIC TSANG**

Project Summary: The proposed project is a request for a Tentative Tract Map (TTM No. 82294) to allow for the development of a nine-unit residential condominium subdivision at 322 South Arroyo Drive. The project site is zoned R-3A (Arroyo Residential) within the Mission District Specific Plan (MDSP) area and has a General Plan Land Use Designation of High Density Residential. This project is exempt from the requirements of the California Environmental Quality Act, Guidelines Section 15332, Class 32 (In-Fill Development).

Staff Recommendation:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER TMAP18-023 FOR A TENTATIVE TRACT MAP (NO. 82294) FOR THE DEVELOPMENT OF A NINE-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION AT 322 SOUTH ARROYO DRIVE, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Planning Manager Steinkruger.

Eric Tsang, applicant, 322 South Arroyo Drive, came forward, gave an overview of the project, and answered questions from the Commissioners.

Vice-Chair Klawiter opened the public hearing.

TESTIMONY:

1. *Senya Lubisich, 116 North Del Mar Avenue, expressed her concern about massing and scale of the project.*

There being no additional speaker, Vice-Chair Klawiter closed the public hearing.

COMMISSIONERS' DISCUSSION:

The Planning Commissioners discussed and conceptualized the proposed project.

Vice-Chair Klawiter inquired about the location of the trash enclosure. Senior Planner Chang stated that the applicant is currently discussing plans with Athens Services regarding the trash pick-up arrangements. Mr. Tsang indicated that each unit will have its own trash bin. Athens Services will have two trash days assigned to this location. Commissioner Lou indicated that the bins may occupy too much street frontage of this site during the trash pickup days and suggested that there should be other options to address this issue.

Commissioner Mamdapurkar suggested to distribute flyers about parking spaces during construction given that the street is narrow.

Commissioner Schwartz stated that this project could potentially accommodate 12 units but the applicant is proposing 9 units. The project provides space between the buildings and the landscaping meets the requirements. He also expressed concern about the trash bins.

Vice-Chair Klawiter commented that the trash bin issue should be looked at. He stated that traffic and parking are already congested on this narrow street and he would like to have less impacts from having many trash bins during trash pick up days.

Planning Manager Steinkruger stated that Condition No. 34 allows Public Works Department to provide direction to staff on how to handle traffic and parking impacts during construction hours.

Commissioner Schwartz made the motion to adopt a resolution of the Planning Commission of the City of San Gabriel, approving Planning Case Number TMAP18-023 for a Tentative Tract Map (No. 82294) for the development of a nine-unit residential condominium subdivision at 322 South Arroyo Drive, subject to the recommended conditions of approval with additional conditions.

Condition No. 34 should be modified require the applicant to provide construction operation plan detailed the use of a street flagger subject to the Public Works Department approval. Additional conditions should be included to modify the project for the Design Review Commission's consideration to 1) make refinement to the proposed method of refuse pick-up and 2) modify exterior façade detailing.

Motion seconded by Commissioner Lou. Motion passed with a 4-0 vote.

**C. 1308 STEVENS AVENUE
PLANNING CASE NO. TMAP19-004 (TENTATIVE TRACT MAP NO. 72302)
APPLICANT: SIJIN WANG**

Project Summary: The proposed project is a request for a Tentative Parcel Map (TPM No. 72302) to allow for the development of a four-unit residential condominium subdivision at 1308 Stevens Avenue. The TPM was originally approved by the Planning Commission at the February 13, 2017 meeting but has since expired. This application is to reapply for the expired TPM. The project site is zoned R-NC (Residential Neighborhood Conservation) within the Valley Boulevard Specific Plan (VBSP) area and has a General Plan Land Use Designation of Commercial Specific Plan. This project is exempt from the requirements of the California Environmental Quality Act, Guidelines Section 15315, Class 15 (Subdivision of Properties into Four or Fewer Parcels).

Staff Recommendation:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER

TMAP19-004 FOR A TENTATIVE PARCEL MAP (NO. 72302) FOR THE DEVELOPMENT OF A FOUR-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION AT 1308 STEVENS AVENUE, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Assistant Planner Alvarado.

Jason Lin, project engineer and representative of applicant, 1308 Stevens Avenue, came forward, gave an overview of the project, and answered questions from the Commissioners.

Vice-Chair Klawiter inquired the extended time of the construction and the expiration of the Tentative Parcel Map (TPM). Assistant Planner Alvarado stated that the Precise Plan of Design allows the applicant to pull demolition, grading, and building permits even though the TPM has expired.

Commissioner Lou inquired the approval period, including time extension, for TPM approval. Assistant Planner Alvarado stated that the applicant is allowed to apply for three, 1-year time extension from the initial two-year approval period, which is a total of five years. He also stated that the property was sold in 2017 and the project took a while to get going. Commissioner Lou recommended that staff give direction to the developer to finish the project at a reasonable timeframe.

Vice-Chair Klawiter opened the public hearing. There being no speaker, he closed the public hearing.

COMMISSIONERS' DISCUSSION

The Planning Commissioners discussed and conceptualized the proposed project.

Commissioner Lou voiced his concern that the project is taking too long to complete. He reiterated that staff encourage the developer to complete the project in a timely manner.

Commissioner Mamdapurkar stated that he would like to have this project completed as soon as possible. He also stated that the rainy season is coming and it may delay the project even longer.

Commissioner Schwartz stated that the tentative map is fine and concurs with the other Commissioners that the project is taking too long to complete.

Vice-Chair Klawiter stated that the Planning Commission approved it before, so he has no issue approving it again.

Commissioner Schwartz made the motion to adopt a resolution of the Planning Commission of the City of San Gabriel, California, approving Planning Case Number TMAP19-004 for a Tentative Parcel Map (No. 72302) for the development of a four-unit residential condominium subdivision at 1308 Stevens Avenue, subject to the recommended conditions of approval. Motion seconded by Commissioner Lou. Motion passed by 4-0 vote.

4. COMMENTS FROM THE PLANNING MANAGER

There will be no regular Planning Commissioner meeting on November 11, 2019 due to Veterans Day Holiday.

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

None.

6. ADJOURN PLANNING COMMISSION MEETING

TO THE REGULAR MEETING OF THE PLANNING COMMISSION ON MONDAY, DECEMBER 9, 2019 AT 6:30 PM AT CITY HALL, 425 SOUTH MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.

CITY OF SAN GABRIEL

JACKIE WONG, SECRETARY
PLANNING COMMISSION

NORMAN GARDEN, CHAIR
PLANNING COMMISSION